GOVERNMENT OF INDIA
HOME AFFAIRS
LOK SABHA

UNSTARRED QUESTION NO:6728
ANSWERED ON:09.05.2000
ILLEGAL GUEST HOUSE HOTEL
M.V.V.S MURTHI

Will the Minister of HOME AFFAIRS be pleased to state:

(a) the number of legal and illegal guest houses/hotels running in Delhi at present;

(b) whether these guest houses/hotels had become dens of anti-social activities;

(c) if so, the facts in this regard alongwith the number of arrests made from these guest houses/hotels during the last three years, till date;

(d) the steps taken by the Government against the police authorities in whose areas these illegal guest houses/hotels are running;

(e) whether any guidelines for the functioning of hotels/guest houses in the capital were issued by the Government recently; and

(f) if so, the details thereof?

Answer

MINISTER OF STATE IN THE MINISTRY OF HOME AFFAIRS

(SHRI CH. VIDYASAGAR RAO)

(a): There are 290 licenced and 613 unlicenced guest houses operating in Delhi.

(b)&(c): The number of arrests made by Delhi Police from these guest houses/hotels during the last three years and till date is given below:

Year	Number of cases registered	Number of persons Arrested
1997	19	46
1998	32	59
1999	33	59
2000 (upto 30.4.2000)	12	19

(d): Of the 613 unlicenced guest houses, Delhi Police have challaned 559 while the remaining 54 such guest houses have obtained stay orders from Courts.

(e)&(f): The guidelines issued last year by the Government for setting up ofguest houses, etc. in residential areas are contained in the attached statement.

STATEMENT CONTAINING THE GUIDELINES FOR ALLOWING MIXED LAND USE NAMELY, NURSING HOMES, HOUSES AND BANKS IN THE RESIDENTIAL AREAS REFERRED IN REPLY TO PARTS (E) AND (F) OF LOK SABHA UNSTARRED QUESTION NO.6728 DUE FOR ANSWER ON 09.05.2000.

Master Plan for Delhi has been modified vide Notification dated 7th May, 1999 allowing Guest House, Boarding House, Lodging House, Nursing Homes and Banks in residential plots of minimum size 209 Sqm facing roads of minimum width 18 mts. (9 mts. in special areas and 13.5 mts in rehabilitation colonies) subject to the following conditions :-

(i) Minimum road frontage as mentioned above will be necessary for allowing above-mentioned activities. For Guest Houses, Banks and Nursing Homes which are already in existence, this requirementmay be relaxed provided there is clearance from fire Department.

(ii) For Nursing Homes and Banks, a maximum of 2/3rd floor area may be allowed for conversion for plot sizeupto 250 sqm. In case

of larger plots, the use for the above mentioned purposes may be permitted subject to a ceiling of 2/3rd FAR of 600 sqm whichever is less. In the case of Guest Houses, a maximum of 3/4th floor area may be allowed for conversion regardless of size of plot. A maximum of 15 guest rooms will be permitted in Guest Houses.

(iii) The maximum plot size for the above mentioned activities will be 1000 sqm.

(iv) All parking requirements of plot size over 250 sqm. is to be provided within the plot. In case of smaller plots, land in the vicinity will be identified and common parking areas developed.

(v) Nursing Homes on payment of a fee, should link up their disposal of waste with MCD/NDMC, to ensure hygienic disposal.

(vi) To avoid chances of recycling of syringes, needles, plastics, the Nursing Homes must ensure that these are destroyed before disposal. A certificate in this regard should be submitted to the local authorities at periodical intervals.

(vii) Only Branch offices of Banks catering to the neighbourhood banking facilities will be permitted.

(viii) No commercial activity in the form of canteen or restaurant will be permitted . Catering will be allowed only for the residents of the Guest Houses/Nursing Homes.
(ix) A permission fee will be charged at the rate of 10% per annum of the difference between the current commercial rate and current residential rate as approved by Ministry of Urban Development. Thefee will be based on the actual Floor area utilised for such non-residential purpose. The amount collected through the levy of permission fee will be placed in a separate escrow account by the concerned local body collecting it and will be utilised for augmentation of infrastructure in and around the area.
(x) Where residential premises are already being put to such non-residential use the same will be regularised on their payment of permission of fee vide para (ix) above from the date from which its functioning has been established.
(xi) Local bodies which ensure that permission fee is paid for each financial year within six months of that financial year. In case of violation of these guidelines/default, prompt action will be taken to issue time-bound notice to party and in case of non-compliance close and seal the premises and possession fee with 100% misuse fee recovered.
(xii) Wherever premises are utilised for such non-residential but permissible use, it will be ensured that no nuisance or hardship is created for the local residents.

2. Based on the above guidelines, the local bodies will ensure that all existing premises are regularised after fulfilling the conditions laid down herein within next 6 months. Monthly status report may be sent to the Government. Local bodies will also ensure that the mixed land use facilities being permitted through these guidelines are implemented in the proper spirit so that the residential character of such areas is maintained.